

**Lot 26, 59-63 Liverpool Road, Crosby,
Merseyside L23 5SE**

For sale by Auction on 16th February 2023 (unless sold or withdrawn prior)



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Property Information

Freehold Retail and Office Investment

- Includes two shops let to an Optician and a Barber
- Separately accessed office above let to the Optician
- Opticians leases both let until January 2035 (no breaks)
- All leases commenced in 2020 and 2021
- VAT free investment
- Located by prominent junction of Liverpool Road and The By-Pass
- Nearby occupiers include Sainsbury's, Tesco Express, Boots the Chemist, Superdrug, Greggs and Costa

Lot

26

Auction

16th February 2023

Rent

£35,000 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

On Behalf of Trustees

Location

Miles

6 miles north of Liverpool, 35 miles west of Manchester

Roads

A565, M57, M58, M62

Rail

Blundellsands & Crosby Railway Station

Air

Liverpool John Lennon Airport

Situation

The property is prominently situated on the east side of Liverpool Road (A565), close to its junction with The By-Pass. Nearby occupiers include Sainsbury's, Tesco Express, Boots the Chemist, Superdrug, Greggs and Costa.

Tenure

Freehold.

EPC

See Legal Pack

Description

The property comprises two shops arranged on the ground floor with separately accessed office accommodation on the first floor.

VAT

VAT is not applicable to this lot.

Completion Period

Six Week Completion

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Rent Review
Ground Basement	Retail/Ancillary Ancillary	74.10 58.90	(798) (634)	BLUE OPTICAL LIMITED (t/a Crosby Village Eyewear) (2)	15 years from 01/02/2020	£17,000	01/02/2025 and 5 yearly thereafter
Ground	Retail	47.90	(516)	C. WILDING (t/a C.D. Wilding Barbers) (3)	10 years from 24/05/2021 (4)	£8,000 (4)	24/05/2026 (4)
First	Office	115.40	(1,242)	BLUE OPTICAL LIMITED (2)	15 years from 01/02/2020	£10,000	01/02/2025 and 5 yearly thereafter
Total		296.30	(3,190)			£35,000	

(1) Areas provided by VOA (www.voa.co.uk/gov)

(2) www.crosbyvillageeyewear.com - an independent optician with over 25 years of service

(3) www.wildingbarber.setmore.com

(4) The rent is subject to a fixed rental increase to £8,500 p.a. on 24th May 2026. The lease is subject to a tenant only option to determine on 24/06/2026.

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September 2020